



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660003479 Parcel ID 000000-00-0-50040-047-0010 Cadastral ID 05-19-17-02640 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 346063 TUCKER, KIMBERLY & COURTNEY 305 B ST NW INOLA OK 74036-0000 Parcel Location Situs 00305 B ST NW Subdivision GRANDVIEW Lot/Block 0010 / 0047 Parcel Size 2 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.15390802 -95.51408511 LOTS 9 & 10 BLOCK 47 GRANDVIEW																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.3214 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,002.00 x 2.35 = 32,905 Factor Value Adjustments 2.7075 Lot Value 89,089		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,764 / 1,764
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	216 Carport - Gable Roof 1 Stalls
Remodel	RMA -
Year/Eff Age	1950 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 151,540 85.91 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 132,850 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.22	Total Misc Impr	+ 9,200	Roofing Adj	+ 4.82	Garage Cost	+ 2,125
Subfloor Adj	+ 0.00	Total RCN	= 236,182	Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 120,453
Plumbing Adj	+ 8.79	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 115,729
Adj Base Cost	= 127.47	Lot Value	+ 89,089	Total Area	x 1,764	Indicated Value	= 204,818
		Value Per SqFt	116.11	Adjusted Cost	= 224,857		

Value Reconciliation
Selected Approach Cost Approach Improvements 115,729 Lot Value 89,089 Indicated Value 204,818 116.11 Per SqFt Agland Value Site Improvements 575 Total Value 205,393 116.44 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	8513	22x14		308	8.85		2,726
PRCH	SLAB PORCH - COVERED	8514	8x4		32	26.83		859



Rogers

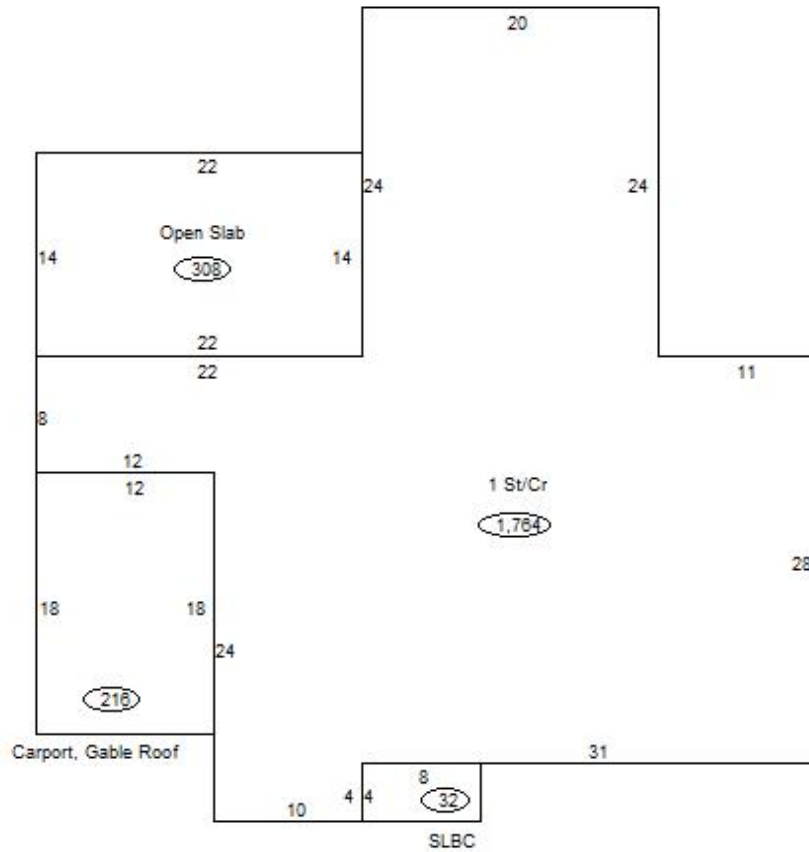
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,764	1.000	1,764
2	M	PATO		13	Open Slab	308	1.000	308
3	M	PRCH		13	SLBC	32	1.000	32
4	G	3		13	Carport, Gable Roof	216	1.000	216
Total Building Area						1,764		1,764



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x8	Plank	Formed Metal	48
	Qual	2	Cond	1	Year	2010
				Eff Age	22	

Valuation Summary	Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
Base Cost (32.38 x 48)	1,554		1,554	979
				575